

Trusted since 1802
HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

SIMMONS & SONS



5 Badgers Way
Marlow Bottom SL7 3QU

O.I.E.O. £850,000
Freehold

5 Badgers Way Marlow Bottom SL7 3QU

A Four Bedroom Detached Home in a
Sought After Village Location

- Located in a Pleasant Cul-de-Sac backing onto Protected Woodland
- Living Room & Snug
- Dining & Breakfast/Family Room
- Superb Kitchen
- Cloakroom
- Master with 4 Piece En Suite Bathroom
- Three Further Bedrooms
- Study/Office
- Main Bathroom & Separate W.C.
- Large Rear Garden
- Double Garage & Driveway Parking



A Four Bedroom Detached home situated in a pleasant cul-de-sac backing onto protected Woodland. Extended and improved by the current owner - spacious and versatile living accommodation has been created for the growing family. Situated in a sought after location within the Village of Marlow Bottom, and just a short walk away from the local shops and amenities along with Burford Combined First and Middle Schools. Marlow town centre is approx. 3 miles away and offers an eclectic mix of shops and restaurants along with Train Station, Open Parkland and access to the River Thames. Early viewings are recommended to avoid disappointment.

Accommodation: The front door opens into a generous Entrance Hall - there is a modern two piece Cloakroom. The Kitchen is a superb space with underfloor heating and fitted with a range of high-gloss white, eye level and base units with complementary dark granite effect worktops to create a contemporary, clean and uncluttered look. The Kitchen seamlessly leads into the double aspect Breakfast/Family Room, with circular staircase leading to the Study/Office and door opening out into the Rear Garden. The Living Room is a relaxing space with focal point being the wood burning stove - a Snug can be found directly behind - this is a beautiful addition to the property with Velux windows, side tall windows and bi-fold doors leading out onto the decking area. To the First Floor, the Landing is spacious and bright. There are Four Bedrooms, the large Master Bedroom benefits from a fabulous En Suite Bathroom. There are Three further Bedrooms, a main Bathroom and separate W.C. A further room is being utilised as a Study/Home Office and benefits from the circular staircase descending to the ground floor.





Exterior

The large wrap around Rear Garden is mainly laid to lawn with mature shrubs and borders. A decking area provides a great spot for enjoying a coffee or entertaining. To the front of the property, there is a Double Garage and Driveway parking.

Situation

Marlow Bottom is situated to the north of Marlow town centre, offering its own local shops and Burford Combined First and Middle School. The town centre of Marlow is a few miles away and offers a more comprehensive range of facilities. The railway station in Marlow provides access to London (Paddington via Maidenhead GWR & Elizabeth Line) and access to the M4 and M40 is within a short drive. Excellent schools for children of all ages are available in Marlow and surrounding districts.

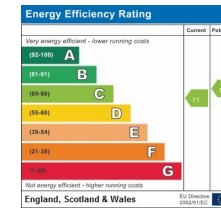
Directions

From the offices of **Simmons & Sons Marlow**, proceed east from the obelisk at the top of the High Street along Spittal Street, towards Bourne End. Cross the mini roundabout into Chapel Street, fork left into Wycombe Road, at the T-junction turn left into Wiltshire Road, fork left into Marlow Bottom Road proceed down the valley passing the shops on the right-hand side and Burford School on the left, continue for almost another half of a mile where Badgers Way is on the right hand side. A representative of Simmons & Sons will meet you at the property.

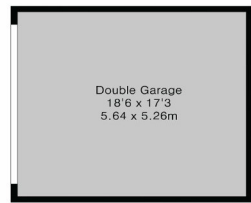


Council Tax/Wycombe

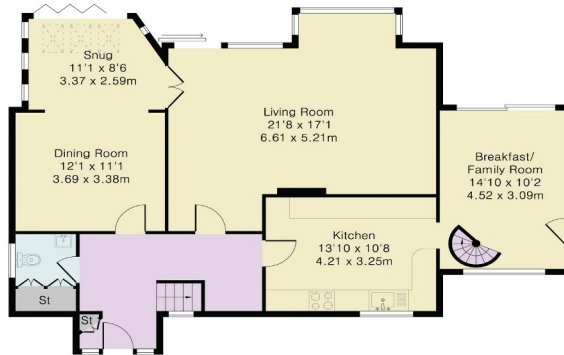
Tax Band G



Approximate Gross Internal Area 2347 sq ft – 218 sq m
 Ground Floor Area 1057 sq ft – 98 sq m
 First Floor Area 971 sq ft – 90 sq m
 Garage Area 319 sq ft – 30 sq m



Garage



Ground Floor



First Floor



Services

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

* Purchasers are advised to check with schools directly regarding catchment criteria.

VIEWINGS - Strictly by appointment with:

Simmons & Sons

T: 01628 484353

E: sales@simmonsandsons.com



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

sales • lettings & management • commercial • development • rural

32 Bell Street
 Henley-on-Thames
 Oxon
 RG9 2BH
 T: 01491 571111

1 High Street
 Marlow
 Bucks
 SL7 1AX
 T: 01628 484353

12 Wote Street
 Basingstoke
 Hants
 RG21 7NW
 T: 01256 840077

Peper Harow
 The Estate Office
 Godalming
 GU8 6BQ
 T: 01483 418151

